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## JACK STRAW'S CASTLE, HAMPSTEAD

### DESIGN AND ACCESS STATEMENT BY QUINLAN TERRY

The attached drawings 1370/1E and 2D show my latest proposals for a terrace of 2 houses on part of the car park to the north of Jack Straw's Castle.

As you will see there are two houses proposed, each of which has a front door on the east elevation leading into a hall with access to the stairs, lavatory and a sitting room. The staircase goes down to a kitchen/dining room in the basement, and up to two bedrooms and bathroom on the first and second floors. There is also an attic for storage accessible by a loft ladder.

The construction will be in approved load bearing stock brickwork laid to Flemish bond in lime mortar with rubbed and gauged brick arches and stone sills and hardwood sash windows with thin glazing bars painted white set in brick reveals. On the east side the first floor central openings would be double doors coming down to the floor level with access onto cast iron balconies and with sash windows either side. The ground and first floor windows would be to the same detail. In front of the ground floor windows would be open areas behind cast iron railings which would provide light and air to the basement windows to the kitchen/dining rooms.

This arrangement and façade has similarities to the façade of houses in Downshire Hill, Hampstead; built around 1810 where I lived for the first 25 years of my life. It proved to be a very comfortable house for a family of four and a workable home to grow up in. The rear elevation on the west side is similar but without any doors.

I am well aware that many proposals have been made for this site and been refused permission because of their architectural relationship to Jack Straw's Castle which is listed grade 2 and was designed by my late partner Raymond Erith RA. I well remember the project in the office and on site when I joined the practice in 1962. I learnt from Erith all the rules of traditional construction and classical architecture; and as the years went by we worked closely together on all his major projects until his death in 1973. I have carried on the practice ever since from the same building in Dedham, and all the original drawings of Jack Straw's Castle are still stored in the attic of our office.

I note in one of the appeal decisions that the Inspector, David Nicholson says –

“As with this previous decision it would be wrong of me to suggest that no further development should take place in the car park as I can never know what ideas an imaginative architect, perhaps one as skilled as Erith, might dream up. However, it is evident to me that to arrive at an acceptable solution for an extension to the north of this remarkable building would require exceptional skills.”

One of the reasons I left London to work with Erith was not only that he was the only serious classical architect practising at that time, but he was an impressive man to work with. He was always reasonable and practical, giving reasons why and how a building should be put together and how traditional materials and principles incorporating the classical Orders are relevant today. He discussed – endlessly – the virtues of traditional building and how we should carry out our projects to restore and repair old buildings or build new ones. He frequently concluded a discussion with the conclusion that we had made a breakthrough when we did “the simplest and most obvious thing”. When one applies his rationale and logic to this project of a new building on the north side of Jack Straw’s Castle, I would expect him to start by standing back from the building and take note of the traditional brick buildings of the Old Court House on the south side and “do the simplest and most obvious thing” which would be to build something similar in scale and materials and detail but not necessarily identical on the north side.

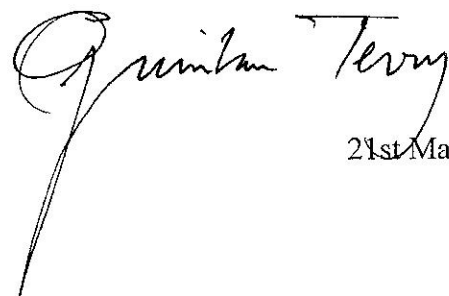
He also had the rare gift of humility. One of the principles he taught me was that when designing a building beside another more important and significant building, it is essential to design in such a way that one’s eye is not distracted away from the main building and onto the new extension. Here at Jack Straw’s Castle, we have a very important and significant building which has rightly been listed. It is therefore important not to divert the eye, but erect a simple building which is in every way deferential and underplayed. For this reason I am fairly sure that if he were still around and commissioned for a project of this sort he would suggest a simple rather formal three storey traditional brick building with similarities to his houses in Canonbury Place and Aubrey Walk.

Since I prepared my initial design in September 2015 I have received encouragement from Lucy Archer, Ken Powell, Alan Powers and the Twentieth Century Society. We have also had useful discussions with Camden Council where it was suggested that the internal layouts would be improved if they were revised to form two houses rather than the proposed three. This also improved fenestration, particularly on the west elevation where it had been slightly compromised by the levels of the windows to the staircases.

We have also made revision to the landscape and car park and paving which are shown on the drawings prepared by Richard Hodgetts which also show the finally agreed positions of the refuse and bike store.

We have also revised the layouts to accommodate access arrangements including disabled disability by providing areas where a through the floor lift can be accommodated if required by the occupant.

We also attach preliminary working drawings 1370/3C, 4 and 6 which show more detail on the rubbed and gauged arches, the brick bond, the sash window, the main coping and sills in Portland stone; the iron balconies and railings, front doors with raised and fielded panels and ornamental fanlights. This also shows the section through the external walls giving the details on how the building will achieve Part M of the Building Regulations and Lifetime Home requirements.



21st March 2017

## Two Houses beside Jack Straws Castle

### Gross Internal Areas

		<u>Town House No. 1 (LHS)</u>	<u>Town House No. 2 (RHS)</u>
<b>Basement</b>	Kitchen / Dining	33.6 m2	36.5 m2
<b>Ground Floor</b>	Living Room	20.3 m2	22.7 m2
	WC	2.9 m2	3.2 m2
<b>First Floor</b>	Bedroom 1	12.3 m2	15.3 m2
	Ensuite	4.2 m2	4.2 m2
	Bedroom 2	8.7 m2	8.2 m2
<b>Second Floor</b>	Bedroom 3	12.2 m2	15.3 m2
	Bedroom 4	8.7 m2	8.2 m2
	Bathroom	4.2 m2	4.2 m2
Total Floor areas (including stairs and landings)			
	<b>Basement</b>	33.6 m2	36.5 m2
	<b>Ground Floor</b>	33.6 m2	36.5 m2
	<b>First Floor</b>	33.6 m2	36.5 m2
	<b>Second Floor</b>	33.6 m2	36.5 m2
	<b>Total</b>	<b>134.4 m2</b>	<b>146 m2</b>
	Area for Basement Open Area	6.6 m2	6.6 m2

### Gross External Areas

<b>Basement (incl open area)</b>	50.6 m2	53.8 m2
<b>Ground Floor</b>	41.2 m2	44.3 m2
<b>First Floor</b>	41.2 m2	44.3 m2
<b>Second Floor</b>	41.2 m2	44.3 m2
<b>Total</b>	<b>174.2 m2</b>	<b>186.7 m2</b>